

Public Consultation Summary: Kick-off Meeting November 22, 2007

Introduction:

On November 22, 2007 the City of Mississauga, in conjunction with the consulting team of Brook McIlroy Inc./PACE Architects, MSAi Architects and Poulos and Chung Transportation Engineers hosted a public “Kick-off Meeting” to introduce the Port Credit and Lakeview District Policies Review, Public Engagement Process.

Who Came To the Kick-Off Meeting?

Approximately 140 people attended the event including representatives of many active community groups. 80% of the people who attended indicated that they are planning on attending the Visioning sessions in December.

What was presented?

Councillor Corbasson started the evening with an introduction of the project and the Project Team. Ron Miller, Acting Manager of Long Range Planning in conjunction with the Consulting team, presented an introduction to the project outlining the study process, goals and objectives. The presentation also included a brief overview of common community themes, stakeholder input to date and emerging issues for each of the districts. The presentation concluded with a summary of potential tools that can be used to ‘shape’ the community’s ideas for their districts.

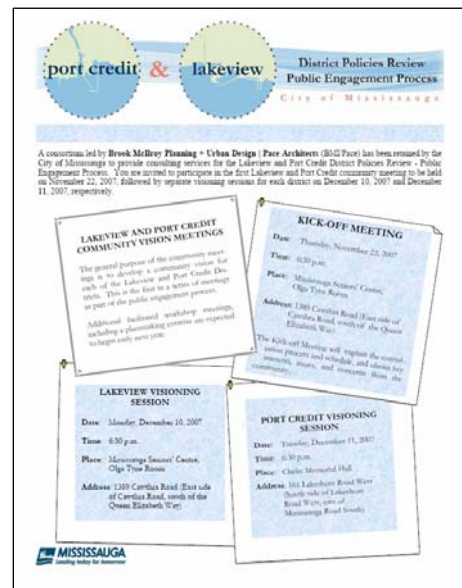
What was the outcome?

Post-It Note Exercise:

A “visioning post-it” note exercise was initiated at the beginning of the session to begin to develop an understanding of the priority issues for each district. Below is a summary of the post-it note exercise’s Top 5 Priority Issues: (the entire post-it note comments are appended to the end of this summary)

Priority #1: Shape Future Development

- Use appropriate building heights, massing and design for all areas especially for residential areas and along Lakeshore Road.





Priority #2: Vision for Brownfield Sites

- Develop a new vision for the existing vacant and under-utilized sites, including the OPG lands, sites along Lakeshore Road, Texaco site and industrial areas.

Priority #3: Community Character and Main Streets

- Achieve and maintain a pedestrian and cyclist friendly main street for both communities
- Create vibrant public spaces
- Address existing transportation and traffic congestion issue(s)

Priority #4: Connect to the Waterfront

- Visually and physically connect to the waterfront with more green spaces and open views to the lake

Priority #5: The Environment

- Healthy communities – clean air, water and land
- Build environmentally friendly buildings
- Expand existing green spaces and enhance existing natural features

Questions and Comments:

The following is a summary of the questions and/or comments and responses that were recorded after the presentation, questions were responded to by Councillor Corbasson (Councillor for both Port Credit and Lakeview Districts), AM - Anne McIlroy (Brook McIlroy Planning and Urban Design/ Pace Architects), NP – Nick Poulos (Poulos and Chung Transportation Engineers) and RM - Ron Miller (City of Mississauga):

- Public Comment 1 – Lakeview resident
 - Youth groups and parents of young children also need to be reached for their comments. Evening events are difficult for young families to attend. Suggest contacting youth groups, school groups.
- Public Comment 2 – Port Credit resident
 - Get youth involved.
 - Mixed income – loved that reference in the presentation but how do we reach the lower income group and reach people of other cultures to make the meetings diverse like Port Credit?
 - If we are really serious about youth and mixed income involvement then there needs to be more focused outreach.
- Public Comment 3 – Port Credit resident
 - Suggestion of how to reach the youth – go into the arenas, schools and libraries.
- Public Comment 4 – Port Credit resident
 - How much teeth is this document going to have? OMB just seems to overturn decisions in favour of the developers.
 - AM Response: it will be a set of recommendations structured so that it can have teeth, plugging directly into the City policy revisions.



- Public Comment 5 – Lakeview resident
 - Did anyone take transit to this meeting? Reply from crowd was mostly no
 - Wants us to understand that people drive so you need parking; there isn't enough parking spaces.
 - Need to also plan for car movement/traffic, not just transit.
 - AM Response: we understand but do not want parking to be the dominant element of the community; we need to give choice – biking, walking, etc. Don't design a community based on the car.
 - NP Response: we have come along way in the last 25 years. We live in a car oriented society which results in people getting into their car. Reality is that it doesn't have to be that way. Your children will have a chance to live and work within walking distance. We are not talking about getting rid of the car but tailoring it. There is no room to widen Cawthra, Hurontario or Lakeshore. Other forms of transportation will have to be better supported to handle more people.

- Public Comment 6 – lives in Lakeview and owns a business in Port Credit
 - Thinks that the City should take an initiative and make businesses barrier free through incentives, i.e. handicap access to shops
 - Also thinks they should provide assistance to improve the looks of shop fronts.
 - AM Response: spoke about how in the document there will be reference to grading along streets and about the articulation of buildings. The urban design guidelines and community improvement plans would speak to incentives to improve shop fronts.

- Public Comment 7 - Lakeview resident
 - How does this visioning process relate to the BC21 visioning?
 - RM Response: The BC21 visioning will contribute to an updated Strategic Plan and Mississauga Plan (Official Plan) - a vision for the City as a whole. This visioning for the Lakeview and Port Credit District Policies Review will focus on land use and density - much more specifically on the district.

- Public Comment 8 – Port Credit resident
 - Restaurants represent pedestrian nature of Port Credit. The restaurants are reacting to the pedestrians (in response to the demand).
 - Asked us to define reactionary growth.
 - Does not think 2 sessions are enough to get a vision.
 - AM Response: explained that reactionary growth wasn't a term coined by us but was mentioned by stakeholders.

- Public Comment 9 – Lakeview resident
 - Commented that these meetings are fabulous
 - Going west along Lakeshore scares her – old and decrepit buildings and empty land. Fear that developer will develop those sites with no heritage feel and get in before this vision is over. (The crowd applauded).

- Public Comment 10 – Lakeview resident
 - Commented that the live/work thing was something our grandparents did.
 - Lives by Etobicoke creek and explained how bad transit is; a 10 minute car ride translates into a 40 minute transit trip.
 - A big problem is also rush hour. People use Lakeshore as the next main artery to the QEW.

- Public Comment 11 – are you looking into additional crossings over the Queensway?
 - AM Response: Do you mean Queen St? Opportunities will be investigated
 - Additional note: We will be looking at a pedestrian crossing, not a road at Queen St.

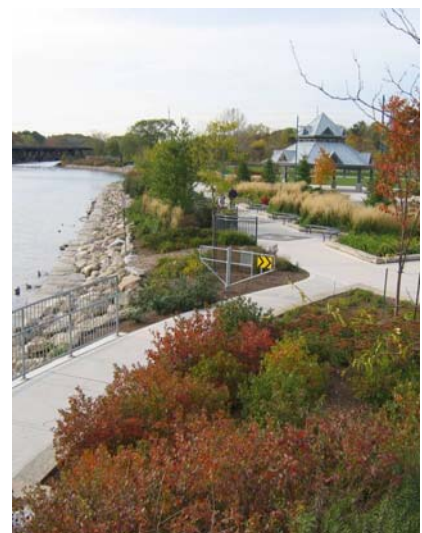
- Public Comment 12 – is your attitude that bikes or LRT should not be central modes of transportation?
 - AM Response: no, they are critical modes of transportation in these communities. The City has a Cycling Master Plan and are thinking about alternate modes of transportation

- Public Comment 13 - Lakeview resident
 - Echo comments for cultural diverse and socioeconomic involvement. The less privileged may take more advantage of these parks because they do not have a cottage to go to.

- Public Comment 14 – Port Credit resident
 - What is the strategic plan? When there are economic, cultural and arts documents do you consult with those plans and use them?
 - AM Response: Yes this process and recommendation will encompass and consider the existing policy context and framework.

- Public Comment 15 - Port Credit resident
 - Not clear when the date of approval for a plan is. Worried that developers can get through before.
 - RM Response: there are residential intensification interim policies in the Mississauga Plan of a 4 storey height limit outside the Hurontario corridor (i.e. outside the Urban Growth Centre). This will prevent high density development until new policies are adopted for areas not already planned for.
 - Additional note: The Urban Growth Centre boundaries are approximate and follows the Hurontario corridor, from Andrika Crt, which is just north of Barondale Drive to the QEW.

- Public Comment 16
 - What's the height proposed for the condo at the No Frills?
 - Response: there has been no formal application submitted; in consultation process.





- Public Comment 17
 - What is the heritage gas bar at 411 Lakeshore Road E?
 - Response: May be the Sunoco.
 - Additional note: The building at 411 Lakeshore Road East is listed on the Heritage Register. It is an auto body shop now (ABV Auto Care) however, this commercial property was originally built as a Texaco gas station (fifties contempo style).

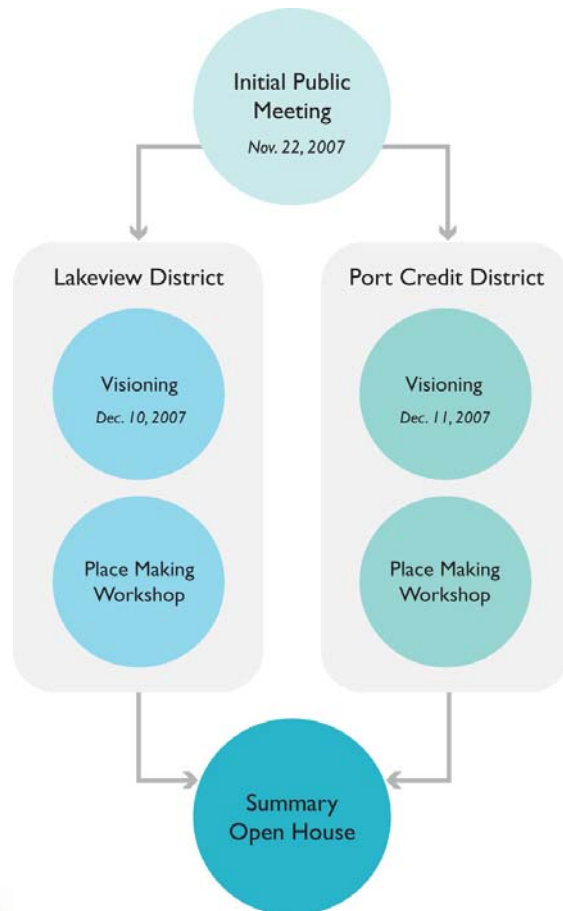
- Public Comment 18 – Lakeview resident
 - Likes the optimistic outlook but asks that we are realistic about transportation issues. Most people take the GO to work. Many people prefer/need to work in the City of Toronto but choose to live in Mississauga.

- Public Comment 19 – Port Credit resident
 - How does the process present the economic reality of the City? Recommendations need to try to keep things affordable
 - Councillor Corbasson responded that the process could be costly, although place making could be as simple as a bench. There are two transit lines that make money – Dundas and Hurontario. The BRT and LRT are being planned, to be implemented in the near future. Other levels of government could be lobbied for funding.

What's next?

Lakeview Visioning Session:
 Monday, December 10, 2007
 Mississauga Senior's Centre
 1389 Cawthra Road

Port Credit Visioning Session:
 Tuesday, December 11, 2007
 Clarke Memorial Hall
 161 Lakeshore Road West





November 22, 2007 Kick-Off meeting

Post-It Note Comments

The following pages are comments received from the Post-it Note Exercise at the Kick-off Meeting. That exercise included writing on the post-it note, your top two issues and concerns for the Lakeview and/or Port Credit District (L for Lakeview, PC for Port Credit).

Priority 1 Shape Future Development	Priority 2 Vision for Brownfield Sites	Priority 3 Community Character and Main Streets
<p><i>Too much restriction or too many development/design guidelines lead to uniformity and loss of individuality</i></p>	<p><i>Power Station Lands – Future Development of industrial area south of Lakeshore Dixie to Cawthra.</i></p>	<p><i>Keep diverse business sites. Main street parking.</i></p>
<p><i>Port Credit</i> 1) Liveability of PC (public spaces, green spaces, low density bldgs, etc.) – strengthening it 2) Improvements to PC library</p>	<p><i>Lakeview/Port Credit</i> 1) Lakeview Gen. Strn. What is the future? 2) Texaco Lands “Ditto”</p>	<p><i>Lakeview</i> 1) Investment in community infrastructure: roads, parks, etc. 2) Appropriate development in appropriate locations.</p>
<p><i>Lakeview</i> - More monitoring of by-law violations with respect to property – junk etc. - Better planning on new houses size especially replacing old houses</p>	<p><i>Which Industrial Sites will be converted to future Residential or mixed use areas</i></p>	<p><i>Port Credit</i> 1) Community gathering place (theatre, art gallery) not just coffee shops 2) More use of river – trips, fishing, winter use</p>
<p><i>Both Lakeview & Port Credit: How to manage growth (intensification) in both communities? Does “stable” residential mean no change at all?</i></p>	<p>1) Use/Redevelopment of Lakeview Generating Station 2) Port Credit Marina Lands redevelopment</p>	<p>1) Need vibrant retail/business community 2) Port Credit & Lakeview are throughways for Oakvillians & west Mississauga to get to Toronto – We should not be QEW !!</p>
<p><i>Lakeview</i> 1) Built form & density that respects the existing stable neighbourhood fabric and character</p>	<p><i>Port Credit & Lakeview: Dealing with our brownfield sites (Texaco & hydro) sooner rather than later.</i></p>	<p><i>Port Credit: I would like to see small commercial operations prosper. No chain stores or Big Box</i></p>
<p>1) Lakeview & PC should look the same. Both upscale. 2) Lakeshore should look like Oakville Downtown. 3) Lakeview has a bad image – this needs to change. 4) Tall buildings should <u>not</u> be around.</p>	<p><i>Port Credit</i> Texaco Lands No Frills location redevelopment Pioneer for nation redevelopment</p>	<p><i>Port Credit</i> 1) <u>Major</u> development of pedestrian zones throughout the village 2) Build <u>Dedicated</u> bicycle routes adjoining all major nodes in Miss. 3) Prevent high trees encroaching on the village centre</p>
<p><i>Lakeview: 4-6 storey buildings on the North Side of Lakeshore Rd. No high-rise buildings. Scale of Lakeshore family homes <u>only</u>.</i></p>	<p><i>Port Credit</i> Undeveloped lands – determine their future use</p>	<p><i>I am just interested to know what the community vision is and how it is evolving.</i></p>

<p>Lakeview 1) High-rise buildings 2) Lacking plan for a more appealing lakefront.</p>	<p>Lakeview Creating an eco community node on old industrial lands.</p>	<p>Lakeview: Entertainment/Recreational facilities to accommodate all new housing development</p>
<p>Port Credit: No high rise condos or apt.</p>	<p>Lakeview Power Station lands & industrial area.</p>	<p>Continued safe pedestrian access to GO Train for future.</p>
<p>Lakeview: Concern of residential areas being zoned for “low rental” properties</p>	<p>Development of power plant land and access of its waterfront.</p>	<p>Port Credit: Keep the community spirit, where people know their neighbours and co-operate.</p>
<p>Port Credit: Respecting the variety of heritage we have, and have complementary development.</p>	<p>Lakeview: Industrial Lands redevelopment south of Lakeshore to rezone as Commercial & H.D. Development.</p>	<p>Lakeview: Economic Development (Businesses, Tourists)</p>
<p>Port Credit: How to ensure the quality of architecture remains high. Some recent buildings are poor in elevation and street relationship.</p>	<p>Old Gen. Station land should be park and some low rise residential.</p>	<p>Port Credit is not walkable Biking along Lakeshore terrible.</p>
<p>Port Credit: Would like to see the Village remain not too many High rises</p>	<p>Lakeview: Hydro Property. Arsenal Property</p>	<p>Lakeview: More vibrant main street.</p>
<p>Lakeview: Do not want a hydro generating plant in Lakeview.</p>	<p>Future of Lakeview Gen. Lands</p>	<p>Traffic on Hwy 10</p>
<p>No new gas plant in Lakeview. Yes to urban residential intensification south of Lakeshore Rd. between East Ave and Etobicoke. 1) Power plants – Do Not want them in our community 2) Overdevelopment</p>	<p>Lakeview 1) Zoning 2) OPG Plans?</p>	<p>1) 1 east, 1 west-bound traffic lane on Lakeshore between Southdown and Long branch → existing extra lanes to be used for streetcar lanes (1 east/1 west) 2) Bike lane also included 3) Port Credit and Lakeview should not be a highway between Oakville & Toronto.</p>
<p>Lakeview: Zoning and development in Lakeshore Blvd. I'd like to see it more developed and full of activities → incentives to walk.</p>	<p>Port Credit Make Texaco useful.</p>	<p>All the industry lining Lakeshore Blvd from Cawthra Park Road to beyond Dixie eastward not conducive with the elements that would represent an appealing community.</p>
<p>Lakeview: As a resident living north of QEW, I feel little connection to the rest of Lakeview. How can this QEW barrier be overcome?</p>	<p>What will happen with land belonging to the Ontario Power Generation Co.?</p>	<p>Port Credit: Traffic on Lakeshore – nation of Traffic Exits</p>

<p><i>New gas plant will influence future industrial land development for 50 years but gas plant has a life of less than 30 years.</i></p>	<p><i>Development of the Postal/Arsenal Lands and the Generating station lands.</i></p>	<p><i>1) Lakeshore Blvd congestion must be decreased 2) Maintaining family oriented spaces (easy access to parks, libraries, festivals)</i></p>
<p><i>1) Cultural resource mapping tied to City's GIS Systems to determine cultural resource & development needs 2) Strategic Planning process tied to Arts & Culture Office Arts Plan Strategies</i></p>	<p><i>Lakeview Sewage Plant plans for the future?</i></p>	<p><i>Port Credit 1) Upgrade downtown core - pedestrian friendly places - improved streetscape – better street furnishings...</i></p>
<p><i>Development of Lakeshore Road corridor between Port Credit & Etobicoke.</i></p>	<p><i>Lakeview Generating Plant – mixed park & residential</i></p>	<p><i>Lakeview: Dixie – QEW Clover Leaf</i></p>
<p><i>Lakeview & Port Credit 1) Lakeview as an introduction to Mississauga South should be viable, linked will all other Lake Ontario Districts across Mississauga South 2) Port Credit Continues the link through Mississauga South.</i></p>		<p><i>Lakeview 1) Community is not walkable – few streets with sidewalks and residential speed limits are too high (50km) – especially if no sidewalk exists 2) Consider how we can make LV more youth-friendly (i.e. Skate Parks, etc.)</i></p>
<p><i>Lakeview NO Power Plant at Lakeview</i></p>		<p><i>Lakeview: <u>Transportation</u>: easier access (faster) to Subway Kipling or Islington (I would leave the car at home!)</i></p>
<p><i>Monster Homes in Port Credit. Height of buildings along Lakeshore Rd.</i></p>		<p><i>Port Credit & Lakeview Transit</i></p>
<p><i>Lakeview 1) Encourage low to mid rise shops with residential above along Lakeshore 2) Ban drive-through's, used car lots & garages (repair)</i></p>		<p><i>Lakeview 1) Pedestrian friendly lakeshore area/more retail/blvd planting etc. 2) Cohesion of storefronts to Port Credit so it flows from one to the other</i></p>
<p><i>Lakeview: Reduce industry on Lakeshore Rd. <u>More</u> residential.</i></p>		<p><i>Port Credit: Main street character – preserve the Village Charm</i></p>
<p><i>Port Credit: I would like to ensure development retain a pedestrian scale</i></p>		<p><i>Lakeview: Bringing retail to Lakeview that will bring people to our area.</i></p>
<p><i>Lakeview: <u>Most Important</u>: High Density. Lakeshore and Deta. Not in keeping with already established area.</i></p>		<p><i>Port Credit 1) Community gathering places 2) Local media reflections</i></p>

<p><i>Lakeview: More mixed use development Residential/Commercial</i></p>		<p><i>Lakeview</i> 1) <i>Lakeshore Rd Beautification (landscaping, sidewalks)</i> 2) <i>Traffic issues at Cawthra with fast food restaurants</i></p>
<p><i>Port Credit</i> Keep building height low south of Lakeshore to keep the waterfront accessible. Stop oversized infill development in Port Credit.</p>		<p><i>Port Credit</i> 1) <i>Keeping P.C. a walking community where everything is accessible by walking – service, shopping etc. – in hand with development that is/will occur</i> 2) <i>Recreational access for all, all year – kids have no place to go in winter.</i></p>
<p><i>Height of buildings along Lakeshore</i></p>		<p><i>More dynamic development – younger</i></p>
<p><i>Lakeview</i> Limit excessive high-rises</p>		<p><i>Lakeview</i> 1) <i>Queenscorp Lakeshore & Deta Rd. does not fit into community</i> 2) <i>Heritage walk – Arsenal Lands</i></p>
<p><i>Lakeview: Building Form (heights, setback)</i></p>		
<p><i>Lakeview: Out of scale development</i></p>		
<p><i>Lakeview: Height & Density of High Density along Lakeshore Rd.</i> *<u>Queenscorp</u> & OMB</p>		
<p><i>Lakeview: Queenscorp building more generally (intensification, set backs, etc.)</i></p>		
<p><i>Port Credit & Lakeview: Steps towards dealing with a shared vision based on civility & engagement for both property owners & tenants.</i></p>		
<p><i>Lakeview: Coal Power plant?</i></p>		
<p><i>Lakeview: Generation plant for a gas plant.</i></p>		
<p><i>Lakeview: Intensification</i></p>		

Priority 4 Connect to the Waterfront	Priority 5 The Environment	Miscellaneous
<i>Reclaim 100% of Lakeview's waterfront for recreation</i>	<i>No power plant anywhere without an environment assessment.</i>	<i>Lakeview: Operate city within budget without tax increases.</i>
<i>Lakeview: Concern of blocking view of Lake Ontario by building high structures along the shore</i>	<i>Lakeview</i> 1) Air quality 2) High rises on or close to the waterfront	<i>Lower taxes.</i>
<i>Port Credit: Continuation of public access to waterfront in the core (i.e. Marina)</i>	<i>Lakeview</i> <i>Replace old Silver Maples with Hardier Trees</i> <i>Retain Green space</i>	<i>Lakeview has provided infrastructure – utilities, sewage water, etc. for 43 years. I think it should be someone else's turn to help out.</i>
<i>LV: Green space along Lakefront</i>	<i>Lakeview</i> 1) Environmental Sustainability - Greener, more human scale – Walk on Lakeshore, no pollution, etc.	
<i>Port Credit: Waterfront development</i>	<u>Pollution</u> <i>Noise, visual, air – please improve</i>	
<i>Street alignment to give view of the Lake</i> <i>Sight lines to allow Lakeview to have a Lake View.</i>	<i>Isolation of Lakefront Promenade Park.</i>	
<i>Port Credit: Waterfront, Streetscape</i>	<i>LV: Enviro-friendly building/development and using renewable energy to sustain development.</i>	
<i>LV: Health Waterfront.</i>	<i>LV</i> → Lack of dispersed and publicly accessible green space → Stressed air shed (tougher pollution standards)	
<i>LV: Connecting waterfront trail from Lakefront Promenade Park to Marie Curtis Park.</i>	<i>LV: (Marie Curtis) Park development</i>	
<i>LV: Reclaim waterfront in Lakeview for parkland.</i>	1) No Gas Plant. 2) Green Space.	
<i>LV: Waterfront transformation of Lakeview Generating Lands.</i> <i>Port Credit: Keep Waterfront for Everybody</i> <i>Better light on the lakefront.</i>	<i>Increase green spaces.</i> <i>Lakefront parks & access.</i>	

